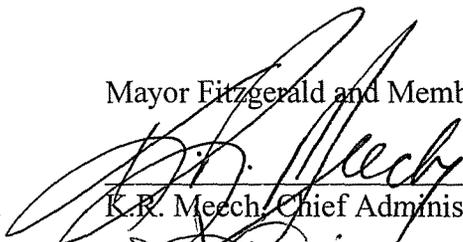


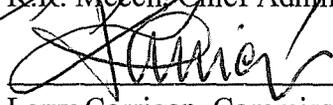
9.4.15

Halifax Regional Municipality

Halifax Regional Council
October 21, 1997

To: Mayor Fitzgerald and Members of Regional Council

Submitted By:  _____
K.R. Meech, Chief Administrative Officer

 _____
Larry Corrigan, Commissioner of Corporate Services

Date: October 9, 1997

Subject: Possible Acquisition - Lands of Mary Thibeault (Lot T)

STAFF REPORT

Origin:

This recommended acquisition results from stipulated policies of the former City of Halifax Municipal Development Plan and Parkland Strategy resulting in a long term capital project for a marine park and walking trail on the shore of Bedford Basin.

Recommendation:

It is recommended that the Halifax Regional Municipality purchase Lot T from Mary E. Thibeault, for the sum of \$23,304.90 plus applicable taxes and reimburse the owner \$500 for the cost of a critique by Kempton Appraisals, as well as costs incurred for legal and surveying.

Background:

The subject property is situated on the east side of the Bedford Highway, on the shore of the Bedford Basin just north of the Round House, which was the former music room of the Duke of Kent. The land is part of a larger property owned by Mrs. Thibeault on the opposite side of the Bedford Highway, which contains the Prince's Lodge motel. It is being offered to the Regional Municipality for sale at appraised market value of \$23,304.90. The former Halifax Municipal Development Plan and the Parkland Strategy support the acquisition of the Thibeault property for parkland purposes. More specifically, Policies 7.4 and 7.4.3 of the Municipal Plan state that:

- 7.4 The City shall seek out and ensure public access to all water bodies and open water courses within its boundaries. Locations shall be selected for: (a) their ability to provide opportunities for active or passive recreation; (b) their natural or heritage significance; and (c) their scenic qualities.

- 7.4.3 The City shall examine the possibilities for better use of the shores of the Bedford Basin and, in doing so, shall concentrate upon the options for increased public access to the Basin itself.

Staff is recommending the purchase of the property in conjunction with long term plans for a walking trail marine park along the shore of the Bedford Basin, extending from Bedford to Birch Cove park. As the property lies within the boundaries of the proposed trail and is currently for sale, staff is recommending that it be acquired.

Discussion:

The subject parcel, Lot T, contains a total area of 72,608 sq. ft., or 1.667 acres. Roughly 6.9% (5078 sf) is upland with the dominant portion (300 ft. X 240 ft.) comprised of water lot.

- 1. The property was independently appraised on behalf of the HRM by Alderney Real Estate Appraisals at a value of \$23,304.90, which assumes an overall unit value of \$0.30 PSF.

- 2. A critique prepared by Kempton Appraisals on behalf of the owner confirmed the HRM's appraised value.

The owner has confirmed that she is prepared to accept the HRM's appraised value of \$23,304.90. In addition, she is asking the Municipality to reimburse her \$500 for the cost of the critique and to cover the cost of Legal and Survey, if necessary. To minimize these costs, she has supplied a copy of her deed containing the description of Lot T, plus a survey plan prepared by Servant Dunbrack. These costs should be minimal. The cost of the critique is also very reasonable in staff's opinion.

Budget Implications:

Funds are available in the 1997/98 Capital Budget, Sundry Land Acquisition Account to cover this acquisition.

Alternatives:

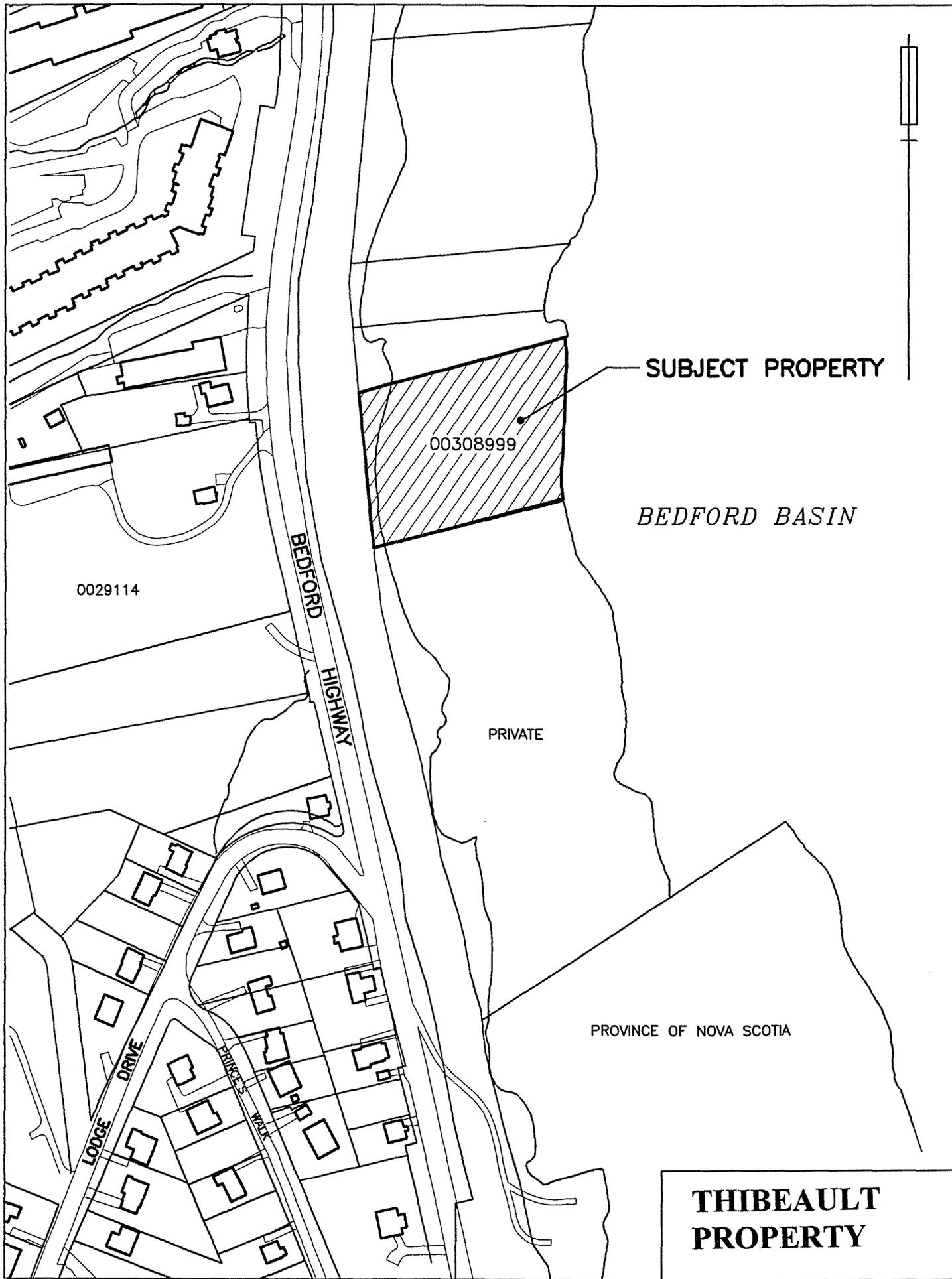
The HRM could refuse to consider the purchase of Lot T. As negotiations have been reasonable and this parcel is required as part of a long term project endorsed by the Municipal Development Plan of the former City of Halifax, this alternative is not recommended.

Attachments:

Site plan indicating subject property.

Further information regarding the contents of this report may be obtained by contacting Mike Woods at 490-5925 or Austin French at 490-4493. For additional copies or for information on the report's status, please contact the Office of the Municipal Clerk at 490-4210 or 490-4208 (FAX).

AF/sfs
File#mike180



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BEDFORD
HIGHWAY

00308999

SUBJECT PROPERTY

BEDFORD BASIN

PRIVATE

PROVINCE OF NOVA SCOTIA

LODGE
DRIVE

BRIDGE
WALK

**THIBEAULT
PROPERTY**